

# AGENCE DE LA GRANDE MOTTE



**Cabinet Noblot**  
www.agence-grandemotte.com

04 67 56 52 47

710 000 €

## Buying apartment

3 rooms

Surface : 64 m<sup>2</sup>

Exposition : Sud ouest et nord ouest

View : Mer de la terrasse

Hot water : Individuelle électrique

Inner condition : very good condition

Standing : residential

Building condition : good

## Amenities :

double glazing, gated, caretaker, lift, air conditioning

2 bedroom

1 terrace

1 shower

1 WC

1 cellar



## Apartment 6881 La Grande-Motte

In the city center - 2-bedroom apartment of 64 m<sup>2</sup> plus a 31 m<sup>2</sup> terrace and a 10 m<sup>2</sup> glazed loggia - Located on a floor with elevator access - Comprising: equipped kitchen, living room, WC, bedroom with closet and attached shower room, dining room or second bedroom - In excellent condition - Facing southwest and northwest - Beautiful sea view from the terrace - Close to all amenities - Storage room on the floor - Parking available for rent - "Information about the risks related to this property can be found at [www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

## Legal information

710 000 € fees included

4,41% VAT of fees paid by the buyer (680 000 € without fees), well condominium, annual current expenses 1 764 € (147 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 670 and 950 € (reference year 2021,2022,2023)  
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Carte professionnelle 340220160000008991 - RCS 784 156 887

Code NAF 6831Z - SIRET 784 156 887 000 19 - Garantie financière : QBE Insurance - 110 Esplanade du Général de Gaulle - 92931 LA DEFENSE

CEDEX - Document non contractuel